## News of Real Estate

## **CULLED FROM THE CLOSE OF MARKET**

Ice Cream Company Buys Site in Harlem for Plant From Pinkney Estate.

The Real Estate Management Com-pan, has sold for the Mary G. Pinkney estate eleven lots 100 feet west of Fifth avenue, extending through from 141%, street; \$ street; \$ street; \$ street; \$ street to 142d street to the Reid Io, 519,000 c 1425,000 prove the plot with a building to be used for the manufacture of ice cream \$ 152d \$ 1

Henry Ho, has sold for Dr. Thomas F. Quinlan the four story single flats 218 East Thirty-ninth street, 16.8x92.9, to Mrs. Martha Hirsch.

#### Bronx Flats Sold. The Pierre & Golden Company sold

for Samuel Bell the five story apartments, 50x100, accommodating thirty families, 2419-2421 Hoffman street, held for \$60,000, to an investor. Brooklyn Sales. The Land Estates, Inc., associated with the New York Title and Mortgage Company, sold to Joseph Brook & Sons, Inc., a plot of six lets on Sixty-fourth

Inc., a plot of six lets on Sixty-fourth attreet, between Seventeenth and Eighteenth avenues. The purchaser has begun to improve the property with two family houses.

The Land Estates, Inc., associated with the New York Title and Mortgage wall of Steinberg Holding Corporation a plot of twenty-one lots on Pittleth street near Fighteenth avenue. Fiftleth street near Eighteenth avenue which are to be improved with two family houses.

#### Queensborough Deals.

William F. Fuerst, Inc., and M. R. Stang sold for a New York banker the estate with buildings in the Baywater section at Bay View and Forrest avenues, Far Rockaway. The purchaser expects to erect several dwellings and garages in addition to the buildings now on the premises.

on the premises.

Toma Development Company, Inc, sold through Quinlan, Terry & Johnson, Inc., the seven room dwelling on the east side of Thirtieth street between Cypress and Franconia avenues, Flushing, to Harry M. Sheldon of Brocklyn.

#### MERCANTILE LEASES.

Henry Hof leased store in southwest corner of Third avenue and Fortleth street to N. Halperin, women's wear-ing apparel; and loft in 56. Third avenue to Zodiac Company.

John J. and Theodore A. Kavanagh have leased to the Capitol Sample Fur-niture Company, lofts I and 2 in 1864 Broadway. The furniture company re-cently leased through the same brokers lofts 5 and 6 in the same building. Brown, Wheelock-Harris, Vought & Do., Inc., leased ground floor store in 4 West Forty-fifth street to McCreedy & Schreiber, shoe dealers, and store 425 Park avenue to Elsie Sloan Far-

ey, interlor decorator, Thoens & Flaunlacher, Inc., leased for a term of years for an aggregate rental of \$100,000 the southerly store and basement in 682 Fifth avenue to the Gem Air Permanent Wave Company. Inc.

Emanuel King rented the following Emanuel King rented the following: St. Nicholas avenue and 191st Street Arcade for five years to H. Lieberman, jewelry; in 650 West 181st street ad-joining corner of Wadsworth avenue for five years to Charles Cash Nut Shop. Inc., and in northeast corner of Broad-way and 181st street for five years to Ackerman, Heller & Krantz, restaurant.

Pease & Elliman leased apartments as Fease & Eliman leased apartments as follows: in 67 Park avenue for Schroder & Koppell to Mrs. A. Cornell and to Dr. F. Packer; in 124 East Eighty-first street to Nathan Schwartz; in 45 East Eighty-second street to James R. Quirk; in 4 East Eighty-eighth street to Donald F. Gannaird; in 846 Park avenue for Douglas L. Elliman & Co.

to Donald F. Gannaird: in 840 Park
avenue for Douglas L. Elliman & Co.
Inc., agent, to W. C. Breed: in 237
West Seventy-fourth street, for Edward
F. Clark; in 313 West Seventy-fourth
street, to Miss Alice Spaulding; and
in 313 West Seventy-ninth street, to
Robert L. Knox.
Douglas L. Elliman & Co., Inc.,
leased 49 East Eightieth street, a four
story dwelling, 23x85, for Dr. William
Adams Brown to Dr. John T. MacCurdy, furnished, for the winter season.
Albert B. Ashforth, Inc., leased apartments in 33 West Sixty-seventh street
to Mrs. Katherine B. Goodale, and in
15 West Fifty-fifth street to J. Byers
Holbrook.

Douglas L. Elliman & Co. leased 43 East Eightieth street, a four story dwell-ing, 23x85, for Dr. William Adams Brown to Dr. John T. MacCurdy, furnished, for the winter season.

Albert B. Ashforth, Inc., leased apartments in 33 West Sixty-seventh street to Mrs. Katherine B. Goodale, and in 145 West Fifty-fifth street to J. Byers

New Jersey-Sale or Let.

#### Suburban Trading.

William J. Sherry sold for Annie Cotter dwelling 23 Alexander avenue, Yonkers, to Caroline Heafy, and for John W. Berrian the dwelling, 59x109, 145 Alexander avenue, to Thomas F.

Dee.

Joseph M. Galtes bought the Frederic DeBeileville waterfront residence facing the Malba bathing beach.

Prince & Ripley's White Plains office sold for L. R. Genung a plot on Wayne avenue, Battle Hill section, White Plains, to C. C. Meleney and for the Prince Construction Company a plot on Main street extension, White Plains, to Charles O'Dell.

An ideal Home, on beautiful corner plot, 60x120; wide street; five alray rooms, bath, steam lient, hardwood floors, city water, give the charles O'Dell.

## on Main street to Charles O'Dell. Chauncey B. Griffen rented 5 Carroli Chauncey B. Heights, to A. D. avenue, Pelham Heights, to A. Meaney for a term of years,

#### BIG FLAT NEARLY BUILT. George Washington in Brooklyn

Will Have Eighty Suites. The big George Washington apartments, northest corner of Eastern Parkway and Washington avenue, are nearing completion. The house contains eighty suites of from three to seven rooms with one or two baths each. These have been leased in advance at rentals ranging from \$1,100 to \$3,000. Kellner Bros. & Sons, Inc., are the builders and owners. Charles B. Meyers is the architect.

is the architect. The house cost \$750,000 and the Prudence Bonds Corporation has recent-ly made a \$400,000 first mortgage loan on the property for ten years. The mortgage will be amortized at the rate of \$16,000 a year.

#### PERSONAL AND IMPERSONAL.

Nathan L. Ottinger has moved his office to 250 West Fifty-seventh street (Fisk Building).

Henry C. Harding is the buyer of 56 West Ninetieth street, sold recently through James P. Walden.

Joint-Ownership Construction Com-pany, Inc., Frederic Culver, president, sold apartments in the new 100 per cent, joint-ownership buildings which it is about to creet on the northeast rner of Sixty-ninth street and Lexington avenue to E. E. Moore, Mrs. George W. Young, R. Davis Halliwell and David V. Sutton.

Thoens & Flauniacher, Inc., have placed a mortgage of \$11,500 on 167 East 106th street.

Among the recent loans made by the Franklin Savings Bank are the following: \$8,000 on 459 West Forty-sixth street: \$10,000 on 124 Lexington avenue: \$42,000 on 270-271 West street: \$10,000 on 517 West Fifty-first street: \$425,000 on southwest corner Broadway A. 152d street: \$21,000 on 123 West Six. —ninth street: \$134,000 on southeast corne. Northern avenue and 181st street: Six—ninth street; \$134,000 on southeast corner Northern avenue and 181st street; \$110,000 on noutheast corner St. Nicholas avenue are 1224 - reet; \$2,000 on 370. West Forty-sixth arrest; \$30,000 on 192. East Fifty-fifth street; \$30,000 on 436. West Forty-infth street; \$30,000 on 490. Eighth avenue; \$20,000 on 112. West Nineticth street, and \$28,000 on 412-414. West Thirty-seventh street.

REAL ESTATE AT AUCTION. ARTHUR C. SHERIDAN, Real Est. Auction of 182 Broadway. Cort. 1328.

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

HEIRS Money Immediately advanced upon your undivided interest. Call WALDORF, 15 Park Row. Suite 201-2-3-4

SECOND Mortgage money to loan promptly; quick answers. WALDORF, 15 Park Row. Sulte 201-2-3-4. BUILDING LOANS MORTGAGES
FIRST & SECOND
P. S. TREACY, 150 BROADWAY.

Realty Investments Mandel-Ehrich Corp.

CITY REAL ESTATE.

Brooklyn-Sale or Let.

#### Best Value in the City for the Money Two-Family

Brick Dwellings \$3,000 Cash balance like rent

Price \$17,950 Each Tax Exemption Reduces Price \$2,500.

### Sullivan St.

Bet. Bedford and Rogers Aves. Escloved Forches-Garage Driveway. Two blocks from Sterling Street (Inter-berough) Sulway Station. Two blocks from Prospect Park Station (B. R. T. Brighton Subway).

REALTY ASSOCIATES 162 Remsen Street, Brooklyn

### \$950 CASH ST5 Monthly PRICE \$8,950 WITH GARAGE

New 1-Family Homes 6 Rooms and Bath

Bay Ridge Ave.

REALTY ASSOCIATES, Telephone Main 6480.

- OCEAN PARKWAY 2-FAMILY DET. COTTAGES

GARAGE FOR 2 CARS. PRICE \$18,500-CASH \$4,000. I. M. KALT, 44 COURT ST., Bklyn.

SUBURBAN REAL ESTATE. Westchester-Sale or Let. -

"THE CHAPPAQUAN"

COLONIA Why pay rent when you can beautiful suburb? \$650.00 cash and \$58.50 monthly buys an attractive 6 room cettage ready to move into or a cash payment of \$500.00 and \$45.00 monthly secures immediate possession of a desirable five room bungalow. All improvements. Just the place to bring upchildren. Plenty of room for a garden or for chickens. Wonderful country alr. beautiful views, good roads—right near the Penn R. R. Station. Fifty minutes from New York. Five minutes from Kahway with its city atmosphere, churches schools, and movies.

An Ideal Home, on beautiful corner plot, 60x120; wide street; five large rooms, bath, steam heat, hardwood floors, city water, gas, electricity; stationary tubs; concrete, light, dry cellar; garage; sewer; high elevation; refined surroundings; near schools, chucches, trolley and raliroed; 30 minutes to New York, Price \$7,500; ilberal terms; quick action necessary. Call, write or phone CARL STRINGSBERG, 120 Broadway, Room k135. Tel. Rector 19,000.

#### AN IDEAL HOME

Six handsome rooms, bath, side porch, steam heat, hardwood floors, city wafer, gas and electricity; stationary laundry tubs; fully concreted, linh, dry, echar; two car garage; large plot; 60x120; on wide street, with sewer, high elevation; refined surroundings; near schools, churches, trolley and raliroad; thirty minutes from New York; price \$9,500; liberal terms to suit buyer. Call or write CARL STRIPSBERG, 120 Broadway, Room 1135. Tel. Rector 10000.

TO LET FOR BUSINESS. From Battery to 14th St., Inclusive.

32 BROADWAY H. C. BEAVEN, on Premises.

Broad 1921. or Your Own Broker.

Above 14th St. to 50th St. (Inclusive). LOFTS-STORES-BUILDINGS LARGE SELECTIONS ALL SIZES LOUIS SCHRAG, 142 W. 23D ST.

LOFT, 545 W. 22ND ST. West Ninetleth street, sold recently LOFT, 545 W. 22ND ST.

Cor. 90th Street

Manufacturing, 75x45. All light. Low rent.

Pease & Elliman have been appointed

LOUIS SCHRAG, 142 W. 23D ST.

ROOMS All Improvements, \$2,700

Above 59th St.-5th Av. to East River. Southwest Corner

Madison Ave.

67th St.

Stores and

Entire Second Floor

Above 59th St. -5th Av. to North River.

NEW BUILDING

STORES and OFFICES

2067

B'WAY

500 A YEAR UP

OPEN FOR INSPECTION

EARLE & CALHOUN

212 WEST 72ND ST.

COLUMBUS 5116

CLUNY PROFESSIONAL

BUILDING,

133 West 72nd St.

PHYSICIANS & DENTISTS.

WILLIAMSBURG SECTION

1799 BROADWAY

Suitable for Any Business

I. M. KALT, 44 Court St., Bklyn. Phone Main 9745.

APARTMENTS-Sale or Let.

Unfurnished. From Battery to 14th St., Inclusive

Washington Square Apts.

3 and 4 room elevator suites.
Rents 885 to \$133.
111 WEST 11TH ST.
2 & 4 room suites.
Rents 830 to \$125.
31 WEST 11TH ST.
4 & 5 room elevator suites.

31 WEST 11TH ST.

4 & 5 room elevator suites.
\$1,600 to \$2,400.
\$1,500 to \$1,500.
\$1,500 to \$1,200.

J. Irving Walsh
\$73 WEST 11TH ST.

Above 59th St .- 5th Av. to East River.

957 Park Avenue

S. E. CORNER 82D ST.
4 ROOMS, HOUSEKEEPING.
ELEVATOR.
SENIOR & ALLAN, INC., 505 5th Av.

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APARIMIENTS

Attractive Homes

of Quality

in Choice

Locations

212 W. 72nd St.

225 W. 71st St.

4 Rooms and Bath; near Broadway \$2,250

244 W. 74th St.

25 Claremont Ave.

t-7 Rooms: near 116th St. 5, \$1,700; 7, \$2,500

616 W. 116th St.
6-7 Rooms: near Riverside Drive.
5, \$1,550; 7, \$2,100

330 W. 95th St.

250 River. Drive

6 Rooms; corner 97th. \$2,150

620 W. 116th St.

Rooms: near Riverside Drivs. \$1,800

515 W. 110th St. 7 Rooms; near Broadway \$2,400

15 Claremont Ave.

606 W. 116th St.

7-8 Reoms; near Broadway. 7, \$2,050; 8, \$2,700

49 Claremont Ave.

7 Rooms; corner 119th St. \$2,200

222 River. Drive

260 W. 72nd St.

Earle & Calhoun

19 WEST 69th STREET

New 14 Story Fireproof Bldg.

1, 2, 3 Room and Bath Suites,

Furnished or Unfurnished,

With Maid Service.

RESTAURANT ON PREMISES
AND ALL UP-TO-DATE
MODERN CONVENIENCES.
Ownership Management: Inquire

RENT MOST REASONABLE.

9 WEST 91ST ST.

296 CENTRAL PARK WEST

8 Rooms Bath, 2 Toilets ELEVATOR HOUS Rent, \$1,900

Apastment Headquarters

Rooms, 2 Baths: corner 94th 5t. \$2,200

Rooms: near Riverside Drive. 6, \$1,550; 8, \$2,100

\$1,300 to \$1,600

J. C. & M. C. MAYER.

APARTMENTS-Sale or Let. TO LET FOR BUSINESS.

APARTMENTS-Sale or Let.

## We offer you just the apartment you want-Now



AT the rate these newest garden apartments are passing into the possession of new tenant-owners, the ideal apartment that you have pictured as your own may be gone next week. Right now you may have wide latitude in choice of floors and arrangement.

The rooms are all large, sun-shiny and airy; with open fireplaces, sunparlors, and most complete equipped kitchens and bath-rooms.

Reduce your rent to "cost" by paying only your pro-rata share of the building operating expenses.

Your present rent will buy a Garden Apartment at Jackson Heights, if you are now paying \$150 to \$250 a month; small initial payment; balance same as rent.

# Jackson Heights

New Elevator Garden Apartment Homes 5, 6 and 7 Rooms-2 to 4 Baths

> Larger suites arranged to suit your requirements Golf, Tennis, Children's Playgrounds, Gardens, Etc.

Tenant-Ownership Plan-Liberal Terms Social and Business References Required

The Queensboro Corporation Manhattan 50 East 42d St.

#### VISIT JACKSON HEIGHTS TO-DAY

Take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station) By Moror-59th via Queensboro Bridge, Jackson Ave. to 25th St.

Apartments Open for Inspection, Daily and Sunday, Until 9 P. M.

APARTMENTS-Sale or Let.

Unfurnished.
Above 59th St.-5th Av. to North River Unfurnished.
Above 14th St. to 39th St. (Inclusive).

#### The Cornwall 255 West 90th St.

N. W. Cor. B'way.

Corner Rooms 3 Bacns Southern Exposure

Rooms ac a paths

See Supt. on Premises

#### Strathmore 404 Riverside Drive

at 113th St. Attractively situated behind grass and tree in the most beautiful part of the drive, this house has unusual view and light. Perfect floor plan, with rooms of unusual size and 9 and 10 rooms and 3 baths. \$4,500 to \$6,500.

Owner Management

**407 CENTRAL PARK WEST** 7-8 Rooms \$1,300 to \$2,000.

Washington Unfurnished, Heights, Above West of 8th Av.

THE SEQUOIA

6 and 7 Large Rooms Apply to Mr. Canfield on premises or ARTHUR F. DU CRET & CO., 41 Park Row. Tel. Cortlandt 5849 or Wadsworth 5742.

/ELASQUEZ-GOY/ 605-611 WEST 156 ™ ST.

> **Elevator Apartments** 574 St. Nicholas Av.

8 Rooms, 2 Baths

445 W. 153d St. 575 RIVERSIDE DRIVE Cor.

Unfurnished-Bronz. 2312-2316 LORING PLACE 4-5-6 & 7 Rooms & 2 Baths

WEST POINT VIEW." The Acme of service, 5-6-7-8 Rooms, very reasonable rents.

Resident Superintendent.

Every modern improvement. Moderate Rents. F. J. McMAHON CO., Agts., 1438 St Nicholas Av. at 182d St. Wadsworth 8010

## REAL ESTATE AT AUCTION.

OX HILLS LOTS AT AUCTION SAT., SEPT. 23RD, 2 P. M. CORNELL AUCTION CO., 65 WATER ST., STAPLETON, S. I.

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

UNLIMITED funds. Building loan first and second mortgages. SCHMITT, 410 World

#### CITY REAL ESTATE.

ASHFORTH & Co., Real Estate, 501 Fifth av. Murray Hill 0142 CUSHMAN & WAKEFIELD, INC. 50 East 42d st. Tel. Murray Hill 7820. WALTER J. SALMON, 17 West 42d st. Tel. Longacre 8080.

A CHOICE PLOT FOR TAXPAYERS—Surrounded by large elevator apartments and tenements, situated on the westerly side of Convent avenue, M feet north 129th street, size 54x132x51x125; ideal for stores, bakery, public market, &c.; price \$32,000; subject first mortrage \$17,000,05; only \$3,000 cash; balance equity subordination to building loan, or sacrifice for cash; submit proposition to Estates of Post Academy, Inc., the Pearl House, Parksville, Sullivan county, N. Y. SIX or seven rooms with garage; new. Van Corlear place, at 225th st., Broadway; sulway station at 225th st.; small cash pay-ment.

TWO family, brick, garage, new, tiled bath; all modern improvements; Plimpton av, and W. 169th st., Highbridge section; price \$20,000. Inquire Olinville 3896. Brooklyn-Sale or Let.

CYPRESS HILLS—Two family brick house, all improvements, electric light, hot water heat, newly decorated; rents \$150 monthly. OWNER, 65 Union place, near Grant av.,

Ridgewood av.

FLATBUSH.—New, detached, tax exempt
two family stucco; improvements up to the
minute; lower floor carries investment; four
car garage; price \$21,000. 1760 Brooklyn
av. Midwood 5857-W. FOR SALE—Beautiful home, fourteen rooms, best location Bay Ridge; quick possession, owners going abroad. Box Y 2245 Herald, 280 Broadway.

280 Broadway.

OUR pamphlet "Free Rent on Moderate Investment" will interest you. Mailed upon request, or better still, call and see the finest diplex homes in Brooklyn at the price JOHN F. CHURLO CORP., 132 Highlawn av., (See Beach subway to Kings Highway station—Avenue R station). HIDGEWOOD.—Two family brick, 11 rooms, 2 baths: improved neighborhood; \$8,700; good investment; no brokers. BOTH, 2365 Cornella st.

REAL VALUE FOR MONEY-11 room, 2 family brick dwelling in best residential section of Astoria, convenient to transportation, tax exempt, steam heat, hot water supply, gas, electricity, 2 car garage; price \$14,500. H. TROWINIDGE HARRIS, 152 Fulton av., Astoria. Phone Astoria 0408.

#### SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

DOUGLAS MANOR—Colonial tax exempthouse, eight rooms, three baths, two car garage: \$22,000. HUGHES, Douglaston. Phone 1770 Bayside. FOREST HILLS-New house, never occupied, solid concrete; beautiful shrubbery, rooms, 2 tile baths, garage, hot water heat every possible improvement; must sacrifice 350 Burns st. FOREST HILLS GARDEN, L. I.—New brick house, just finished; corner, 7 rooms, baths, run parlor, garage; only 2 block from station. Phone owner, 6459 Boulevard or call 55 Bow st.

FLUSHING.—Beautiful corner, 51x125 feet; convenient to Murray Hill station; two street entrances; 12 rooms, two baths; re-fecorated; moderate price. Phone OWNER, 1597 Flushing. POREST HILLS, 85 Livingston st. Aftrac-tive home, 8 rooms and bath; double garage; terms. Owner. MANHARSET-For sale, new Colonial Fouse 16 rooms, 3 baths, 4 minutes to station, 33 minutes to Penn Station, private beach Owner, W. BOYCE REA, Fayelde 2151.

### SUBURBAN REAL ESTATE.

Must Sell This Week Milist Scill I fills vy CGR, noid residence, 124 Glenwood av., Yonkers, near Park av. and Warburton av. car line and Glenwood station, N. Y. C. R. R.; over-icoking the Hudson, 15 rooms, 2 baths, heat, electric light, open fireplaces; lot 250 ft. orner, over 100 ft. deep; suitable for residence, institution, boarding house or sanstorium; price \$15,000; will sell the house with 100 ft. front for \$10,000. M. ABRATIAMS, owner, 111 Morningside av., Yonkers, Y. Tel. 2429W. Brokers protected.

NEW TWO FAMILY HOUSES,
SOUTH YONKERS.
Six room apartments, enclosed aun porch,
southern exposure; breakfast nook, bath
with shower; double garages, ALBERT,
OCKWOOD, builder, residence 547 Van
cortlandt Park av. Phone 4904.

New Jersey-Sale or Let.

BEAUTIFUL residential corner lot, 65x155, heart of Maplewood. HYNES, Stuyvesant

VAN WINKLE CO., Rutherford, N. J. RIDGEWOOD-Attractive road house, 24 rooms, furnished; asphalt road; small amount cash needed; photographs. HOVER, 212 B'way, N. Y.

#### REAL ESTATE—Other States. Florida-Sale or Let.

FOR SALE-Homes, \$600 to \$5,000; lots, five acre tracts and acreage; all prices. Write BAY REAL ESTATE AGENCY, Bank Building, Lynn Haven, Fia.

REAL ESTATE WANTED.

City Property.

WANTED-Property FOR SALE or EX-CHANGE: good values: send me full de-tails. EDWIN L. SHATTUCK, 137 W. 23d st. Tel. Watkins 5360.

WANTED-Fugnished house on North Shore, commuting distance, eight or line rooms, garage. Answer with particulars, F 2023 Herald, Herald Sq. 100 of 177th subway station, rents, \$70 and upward.

FACTORIES WANTED.

"ACTORY space, 10,000-20,000 feet, one several floors; location leth st., New Yorkrooklyn, Jersey or Long Island. Y 22-derald, 280 B'way

TO LET FOR BUSINESS. From Battery to 14th St., Inclusive

BROADWAY, \$20—Private office suitable cotton goods or yarn broker, lawyer, &c.: immediate. Apply Room 1019-A.

NASSAU, \$1-Mail and phone privilege best of attention; reasonable. Room 405.

BTORE and basement, attractive corner, reasonable rent. COBURN CO., 44 Duane st. 487 BROADWAY, offices and showrooms \$450 and up.

\$450 and up. F. J. GUILFOYLE & CO. 185 Broadway Cortlandt 74 165 Broadway Cortlandt 1475
1,000 square feet desirable office space, 170
Broadway, 7th floor, comprising one largo
room and three small offices. For further
particulars apply F. R. PHILLIPS & SONS
CO., 55 Church st., New York, room 1783.

Above 14th St. to 59th St., Inclusive.

Merchants & Manufacturers Ex. of N. Y.
480 Lexington av. Tel. Vanderbilt 7300.

OFFICES.
Low Rents.
236 West 55th st.,
at Broadway.
Also a few completely furnished

SPLENDID office space for rent in Haviland
Bullding, 11 East 36th st.; 6th floor, light;
possession at once; seen at any time; rent
moderate.

moderate.

47TH, 17 W.—Basement sultable tea room of cake shop. Miss Lewison, premises. Above 59th St .- 5th Av. to East River.

72D ST., 165 East, corner 3d Av.—Entire third floor, 2,200 sq. ft., or parts; steam heat. Also 1252 3d av., fourth floor, 1,224 sq. ft.; steam heat. Phone Bowling Green Strat.

Heights, Above 125th St. West of 8th Av.

EDGECOMBE AV., 134 (141st-142d).-store, with rooms; any business; \$85.

Country Property.

STORE AND LOFTS
STH AV. AND 125TH ST.
8,000 sq. ft. each; reasonable rent; full comrooms; possession October 15. WILLIAM
DECKER, 501 5th av., city.

STORE AND LOFTS
STH AV. AND 125TH ST.
8,000 sq. ft. each; reasonable rent; full commission paid brokers. STECKOFF & LERNER, 2025 Fifth av. Harlem 4849.

#### APARTMENTS—TO LET.

Furnished. From Battery to 14th St., Inclusive.

11TH ST., 62 West-Furnished apartment, 2 rooms, bath, heat, hot water; maid service, rent \$900 and \$1,200. FOLSOM BROS., INC., 127 Bast 34th st.

OTH ST.—Sunny remodeled corner apart-ment, 2 bedrooms, parlor, real kitchen and died bathroom; business women or bach-lors; lease, \$100. Phone mornings, 0973 Madison Square.

ieTH ST., 332 W.—Beautiful two room apartment, bath and service closet; every modern convenience; very select house; case; \$100. Premises or JOHN A. SCHOEN, 115 Bible House; Stuy. 7695.

48TH. 138 East—Four modern furnished of six room apartment; \$55 monthly; permanent Apply after 6 P. M. COOPER.

PARK AV., at 80th st.—8th floor, 7 rooms, 3 baths, all outside, 4 exposures, from October 1, completely furnished; unusually attractive. Apply W. J. H183, 41 E. 42d st. Vanderbilt 3288 or University Club.
PARK AV., 940 (corner Slet).—Elegantly furnished seven sunny rooms, two baths, \$3,600 yearly; four rooms, bath, \$2,400.
PARK AVENUE APARTMENT
Beautifully furnished, 2 large rooms, bath, kitchen. Apply Vanderbilt 0854.
SUNNY remodeled corner apartment, 2 bedrooms, parlor, real kitchen and tiled bathroom; business women or bachelors; lease \$100. Phone, mornings, 0973 Madison Square.

EEAUTIFUL and attractively furnished from apartment with 2 year lease, (for sale). Possession Oct. 3. Phone Cathedral 7757 for appointment. 718T. 341 W.-Attractively furnished 1 and 2 large rooms, bath, kitchen case. HUD-SON

SON.

FIST ST. (Columbus av., Hotel Colonial).—
Newly decorated, furnished, 1-2-3 outside rooms, private bath; elevated, surface cars, subway; from \$17.30-\$22-\$35 weekly; full hotel service; restaurant.

SUM ST. (Riverside Drive, also Broadway, 91st st.)—Two, three, six and eight rooms; everything new; immediate possession. Call at 2465 Broadway (81st).

GREENWICH VILLAGE, 177 Waverly pl., between Christopher and 10th sts.—Just completed two room kitchenette and bath suites, all the latest improvements. Apply on premises or JESSE OPPENHEIM, 1819 Broadway. Telephone Columbus 9788. The RHINELANDER, 14 Washington Square. four, five, six room WASHINGTON SQUARE—2, 3 and 4 room apartments, NEW ABSOLUTELY FIRE-PROOF house, elevator and hall service; business and social references required; \$1,200, \$1,500, \$1,500, \$2,000. See superin-tendent on premises. Van Voorst Apart-ments, 123 Waverley place.

11TH ST., 128 W.—Six sunny rooms, kitchen, bath; elevator; redecorated; immediate possession \$2,100-\$2,400. MANAGER.

57TH ST. 828 WEST-3 ROOMS, BATH, KITCHENETTE: STEAM, ELECTRICITY: RENTS \$65 TO \$60 PER MONTH, INQUIRE SUPT., 330-2 WEST 58TH ST.

15TH ST., 158 W.—3 rooms and bath, mod-ern, exclusive, bright, airy, \$75. Inquire PAWCETT, Subt. 25D ST., 333 West—1, 2 and 3 room apart-ments; all improvements; house thoroughly renovated; references.

renovated; references.

Attractive apartment, two rooms and bath, all improvements; immediate possession.

FOLSOM BROS., 127 E. 34TH ST.

34TH ST., 140 East—Two rooms and bath: possession October 1; rent \$70; FOLSOM BROS., 1nc., 127 East 34th st.

35TH ST., 36 West—Two and three room apartments, bath, maid service, large rooms.

40th Street, 26 West Single room and two room apartment, for bachelors only.

4(TH. 3) West.—Three room apartment with exceptionally large studio, living room, full stand kitchen, bedroom, bath; also two rooms, kitchenette, bath, apartment on remainder of same floor may be had separately or combined with other for club or group. 48D, 102 West.—Beautiful studio, 2 rooms and bath. JACOB J. TABOLT, 670 8th av. and bath. JACOB J. TABOLT, 670 8th av.

46TH ST., 332 W.—Beautiful two room
apartment; bath and service closet; every
modern convenience; very select house;
lease: \$100, Premises or JOHN A.
SCHOEN, 115 Bible House; Stuyvesant 7805,
47TH ST., 21 EAST.—Attractive 2 room, nonhousekeeping apartment with bath, open
fireplaces in each room; steam heat, open
fireplaces in each room; steam heat, open
for two rooms and bath, beautifully deccrated; maid service; possession October i.
VOGEL, Fitzroy 4868.

SoTH ST., 15 EAST,
New elevator building, duing room for
tenants; five and two rooms apartments.

55TH ST., 11 East (opposite St. Regis)—Two

tenants: five and two room apartments.

577H ST., 11 East opposite St. Regis)—Two
rooms, bath, kitchenette; \$2,200 year.

567H, 1 E.—Desirable 5th av. corner suite;
Immediate possession; also two rooms and
bath or three rooms and two baths; large
rooms; hotel and Restaurant Elysee service;
inspection invited.

57TH ST., 330-2 WEST—2 AND 3 ROOMS,
BATH, KITCHENETTE; THOROUGHLY
MODERN; RENTS \$75 TO \$100 PER
MONTH SUPT., 330-2 WEST 58TH ST.

Unfurnished.
Above 59th St.-5th Av. to East River.

ADJOINING PARK AVENUE
Possession at once or October,
103 East 84th st.
106 East 55th st.
Six rooms and three baths.
Seven rooms and three baths.
GEORGE NEIMAN, 522 5th av.

MADISON AV., 1337 (cor. 94th st.)—Mode 8 room apartment, 1 and 2 baths, \$1,900 \$2,250. Apply superintendent.

Apply superintendent,

42 EAST 18TH STREET
(Corner Madison Avenue).

Non-housekeeping elevator apartment, 1

2 large, light rooms, with bath. Restaura
in building. Superintendent on premises,

2207 Herald, 280 Bway. 62D ST., 206 East-Large living room, two bedrooms, kitchen and bath; all modern improvements; yearly lease; \$175 per month. Phone Plaza 4431.

SoTH, 183 E.—Cheerful ground floor 6 room apartment, all improvements: suitable for doctor, demist or private family; \$100 per month, electricity, parquet floors. LEON & ALTMAYER, 42 E, 86th.

95TH, 183 E.—Cheerful 7 room apartment all improvements; all light rooms; rent \$100 per month; great value. LEON 9 ALTMAYER, 62 E. 86th. 985 MADISON AVENUE
(Corner 77th Street).
Second floor north, 8 rooms, 3 baths, unfurnished, 24,250; furnished, \$4,800; every detail of this building is the very best.
Superintendent on premises. Y 2200 Herald, 250 Broadway. 1142 MADISON AV. (corner 85th st).—Sp rooms; elevator; rent \$125. Y 2212 Herald

1222-6 MADISON AV., NEAR 88TH ST.,
7 rooms and bath,
steam heat, hot water, electric light;
cossession October 1: rent \$100 per month
Apply Supt., 23 East 88th st.

Unfurnished.
Above 59th St.-5th Av. to North River. BROADWAY, 2790—\$2,100 each, two large, light, alry 7 room apartments, to be entirely remodeled. Apply superintendent or SLAWSON & HOBBS.

BROADWAY, 2790—Beautiful three room apartment, \$100. Apply Superintendent or SLAWSON & HOBBS, 162 West 72d st. CENTRAL PARK WEST. 465.—7-8 rooms, entirely redecorated; elevator; rent reason-able. ERNEST TRIBELHORN, 308 W. 97th, Telephone.

EXCLUSIVE 1 and 2 room outside kitchen-ette auartments, \$55-\$65; refined surround-ings; references. Apply Superintendent, 149 West 119th. West 119th.

FOR LEASE OCT. 1.

very destrable 5 room and bath apartment, fifth floor No. 61 W. 74th st.; can be seen by appointment. Apply Room 406, 50 E. HIGH class apartment for doctor or dentist; also smaller apartment;
\$85 up. BERGER, 325 West 89th st.

MANHATTAN AV. 312 (corner 113th st)—
Modern elevator apartments, 7 rooms, \$135,
MORNINGSIDE AV. 20 (cor. 116th)—Modern
elevator, light apartment, 7 rooms, \$100,
\$125; facing Morningside Park; quiet neighborhood.

borhood.

TWO rooms, bath and kitchenette, \$90 up.

A. P. COBURN, 159 W. 72d.

private bath; newly decorated; references.

78TH ST., 304 W.—One room, bath, kitchenette, all improvements; \$75.
79TH ST., 135 W.—Exclusive apartments, 3 and 4 rooms, with kitchen complete; best 3 and 4 rooms in New York; Apply on premises. ines.
SIST. 158 West—4 rooms, modern fireproof
building: convenient to Sist at. "L" and
Park. Schuyler 4800.
S2D, 35 W.—3, 5 and 6 rooms, southern
exposures, modern elevator; fireproof building: near Central Park and Sist st. "L."
Schuyler 10056.

52D, 19 W.—Modern apartments, 2 rooms, filed bath, kitchenette, bay window. Softh STREET, 340 WEST,
2 rooms, bath & kitchenette,
\$1,200 & \$1,000.
Very attractive & homelike,
See Supt. on premises, or
SLAWSON & HOBBS, 162 W. 72D ST.

92D ST. AND BROADWAY. New 15 story building; a few choice suites of 5, 4 AND 5 LARGE ROOMS. Representative on premises. Telephone Riverside 6690.

97TH ST., 308 W.-5-6 unusually spacious sunny rooms, all light; redecorated throughout; elevator; excellent transit facili-ties; reasonable. les; reasonable. 18TH, 357 West (near park, 5th av. bus).— Modern elevator; 7 rooms, \$1,500; vacant upt., 3440 University or 2690 Rhinelander. 120TH, 56 W.- rooms, bath, all mod improvements.

270 RIVERSIDE DRIVE, CORNER 99TH ST.
One 8 room, 3 baths; one 9 room, 3 baths;
one 7 room duplex apartment. See supt. on
premises or FRED'K LITTEL & SONS.
Broadway and 79th st. Tel Schuyler 9700.

Unfurnished. Washington Heights, Above 125th 3t West of 5th As.

FOR LEASE,
excellent 6 room, 3 bath apartment, 11th
floor, overlooking Polo Grounds; apartments in this building very much in demand;
rent \$175 per month. Apply room 406, 50
E. 42d at.
ST. NICHOLAS AV., 654-4-5 rooms, exceptionally large; southern exposure. Ring
outside bell. Want Ad. Section of THE NEW YORK
HERALD should put you in touch with
just the sort of people toith whom you
would like to connect. Try one. Telephone Worth 10,000.

MANHASSET—For sale, new Colonial Fouse
10 rooms, 3 baths, 4 minutes to station, 33
minutes to Penn Station, private beach
Owner, W. BOYCE REA, Fixelic 2151.

TO LET.

One family house, also apartments; all improvements; near station; rest \$50. Owner,
HERALD should put you in touch with
just the sort of people toith whom you
would like to connect. Try one. Telephone Worth 10,000.

MANHASSET—For sale, new Colonial Fouse
10 rooms, 3 baths, 4 minutes to station, 33
minutes to Penn Station, private beach
Owner, W. BOYCE REA, Fixelic 2151.

Unfurnished.
Above 50th St.—5th Av. to East River.
Above 50th St.—5th Av. to East River.
There rooms and bath, ground floor, being
retavated; rent \$100, immediate possession.
Superintendent.

WOODMERER.—Modern stucco house, desirable location: 5 bedrooms, 3 baths, garage;
Cotober 1st occupancy; \$19,000. WM. K.
MACDONALD.

WANHASSET—For sale, new Colonial Fouse
BATH, RITCHERIETTE: THOROTICALLY
MODERN: RENTS 575 TO \$100 PER
MONTH SUFT, 330-2 WEST 58TH ST.

Unfurnished.

Above 50th St.—5th Av. to East River.

There rooms and bath, ground floor, being
retavated; rent \$100; immediate possession.
Superintendent.

Superintendent.

PARK AV., 815 (75th st.)—Apartments, 2, 7
and 8 rooms. Agent on premises or telephons
Columbus 5088.

#### APARTMENTS-To Let.

GRAND CONCOURSE, 1055 (185th St.)—
Three, four and five rooms. Jerome 3060.
MONTGOMERY AV., 1759 (west of University av., corner 176th st.—Beautiful 4 and 5 room spartments, separate shower baths, new building; reasonable rental. Inquire superintendent. 22ND, 666 E.—Seven rooms to rent; all im-provements; shower bath; private entrance.

HIGH CLASS APT. SIX rooms, 2 baths, all latest improvements; immediate possession, rent \$2,008. Apply JOHN F. JAMES & SONS, 103 Montague st. Main 7400.

PACIFIC ST., 1284.—Beautiful 1 and 3 rooms apartment, bath and kitchenette, \$50-\$76. Lafayette 0034. W. CUTTER.

WESTMINSTER ROAD, 10-20 (corner Cateway).—At Prospect Park, 17 minutes from the complete of the construction of the

FIVE and six rooms and bath in two family brick house in Astoria, 4 blocks from Grand av. subway station; staam heat, hot water supplied; rents \$70, 80; immediate co-cupancy. H. TROWBRIDGE HARRIS, 182 Fulton av., Long siland City; phone Astoria

FIVE rooms, first floor 2 family house: up to date; rent \$75; permanent adults only. Phone Bergen 5810 or Y 2225 Herald, 280 Broadway.

#### APARTMENTS WANTED.

Furnished.

APARTMENT wanted, four rooms, furnished, for Wintey season, one or two baths; preferably West side. Jac. M. Reiss, 35 Mc-Nell av., Far Rockaway, N. Y.

FURNISHED or unfurnished apartment wanted; one room kitchenette and bath, between Washington Square and 72d street; must be in good building and reasonable rent; no objection to two rooms if price is low. Might buy furniture; state price, Q 171, Herald, Herald Square.

SUITABLE room as an ARTIST'S STUDIO northern light; reasonable; furnished, un furnished. S 2033 Herald, Herald sq.

FOUR or five rooms, between 50th and 110th sts., East or West, from October 1 for winter, or 1 year. 50 Pearl st. Phone White-hall 2744. UNFURNISHED or furnished apartment wanted—One room kitchenette and bath, between Washington Sq. and 72nd St. Must be in good building and reasonable rent; no obejection to two rooms if price is low; might buy furniture; state price. Q 172, Herald, Herald Square.

### FURNISHED ROOMS TO LET.

East Side. ALLERTON HOUSE FOR MEN

The rates in the newest of the Allerton troup, a 17 story fireproof building, just completed, containing apartments, club consciences, are from \$9.50 to \$18.50 per week or permanent residence only. 143 East 39th #. 45 East 55th st. IRVING PLACE, 71-Large rooms, private bath, all conveniences; single rooms also

BROADWAY (250 W. 82d st., 4W).—Delightful front, elevator apartment; gentleman preferred.
RIVERSIDE DRIVE, 222 (94th)—Large master bedroom, connecting shower bath, twibeds, high class backelor apt; reasonable to 1, 2 gentlemen. Riverside 9851. Apt. 54.
RIVERSIDE DRIVE, 400.—Private family, pleasant room, business man; references. Apt. 6B.

pleasant room, business man; references, Apt. 681.

WHAT couple will share 9 room apartment; moderate; also studios rent day, hour. (30c.), grand. 1815 7th av. (111th), Apartment 20. Cathedral 8968.

WEST END AV., 896.

Handsomely furnished rooms, private baths, men or business people, near 194th.

47TH ST., 106 WEST (RALEIGH HALL).

A RESIDENCE FOR MEN.

Attractively furnished rooms with and without private bath or shower club advantages and accommodations with hotel service.

RATES FROM 310 WEEKLY.

47TH, 17 W.—Large furnished room, bright 47TH, 17 W.-Large furnished room, bright and sunny for lease; \$85. Miss LEWIS on premises.

Destrable room for gentleman, next bath; running water, electricity; references 57TH, 113 W.-Large, light room, business woman preferred; furnished or unfur-nished. nished.

57TH; 100 West.—Large living room, telephone, day, bed, wash room. PLUMMER

64TH, 134 West.—Furnished rooms, kitchen ette and bath, at roasonable rates.

76TH, 30 W.—Exclusive suite; other rooms gentlemen; see to appreciate; reference. gentlemen; see to appreciate, retrieval first ST., 162 WEST-Newly opened and decorated, attractively furnished, home-like, convenient; references. 80TH, 125 West-Really different; large, luxuriously furnished 1, 2 rooms, bath.

A. P. COBURN, 159 W. 72d.

WEST END AV., 411 (corner 80th)—10 story fireproof elevator apartment house, 9-10 rooms, \$2,890 to \$3,600.

62D, 28 West—Beautiful studio apartment, 28 rooms, bath. Elevator man or JACOB J. TABOLT, 670 8th av.

72D, 117 W.—Beautiful, large, two rooms, bath, kitchenette, studio apartment; five windows, north light. Also apartment of two sleeping rooms, two baths, living room, kitchen: southern exposure; October 1. TSTH ST., 304 W.—One room, bath, kitcheneses.

ences.

87TH, 342 W.—Devirable large rooms, alconveniences; \$12 up; private house.

103D, 155 W.—Large, light room, twin beds,
conveniences; Christian family. FRIED-MAN.

104TH, 135 West,—Large and small rooms,
all privileges; elevator. Apt. 14.

111TH ST., 029 WEST—Attractively furnished
rooms, en aute or single, for gentlemen,
2 or 3 friends; references. CARLTON.

119TH ST., 361 W.—Newly furnished rooms,
kitchenette, electricity: private house; tal.

17TTH ST., 601 WEST—Large, small, attractive rooms; business people; modern;
elevator. SCHREIBER.

70TH 512 West—Sunny, newly furnished

# **FARMS**

170TH, 512 West.—Sunny, newly furnished single room, modern, private; reasonable.

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